

\$545,000 - 6008 13 Avenue, Edmonton

MLS® #E4450908

\$545,000

3 Bedroom, 2.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully cared-for home in a quiet, family-friendly community of Walker. Inside, youâ€™ll find gorgeous feature walls, a spacious open-concept layout, and newer appliances throughout. The kitchen is a true standout with a large island, huge walk-in pantry, and plenty of room to entertain. Stay comfortable year-round with central A/C, and cozy up in the winter by the GAS fireplace. The FULLY FINISHED BASEMENT offers extra living space with large windows. The beautifully landscaped yard features a fire pit, perfect for relaxing or hosting friends. This home blends style, comfort, and functionality. Close to all amenities.

Built in 2009

Essential Information

MLS® #	E4450908
Price	\$545,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.00
Year Built	2009
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6008 13 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M7

Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Days on Market 22

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 12:02pm MDT